094.0	0002	0009.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	56,300	/	56,300
USE VALUE:	56,300	/	56,300
ASSESSED:	56,300	/	56,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERKE HEIDI A
Owner 2:	
Owner 3:	
Street 1:	48 EDMUND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HALPERIN JEFFREY A/TRUSTEE -
Owner 2:	BERKE HEIDI A/TRUSTEE -
Street 1:	48 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3882.000			56,300	56,300
Total Card	0.089			56,300	56,300
Total Parcel	0.089			56,300	56,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 61293

GIS Ref

GIS Ref

Insp Date 02/01/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	3,882.	56,300	56,300		Year end	12/23/2021
2021	132	FV		0	3,882.	56,300	56,300		Year End Roll	12/10/2020
2020	132	FV		0	3,882.	56,300	56,300	56,300	Year End Roll	12/18/2019
2019	132	FV		0	3,882.	57,100	57,100	57,100	Year End Roll	1/3/2019
2018	132	FV		0	3,882.	42,600	42,600	42,600	Year End Roll	12/20/2017
2017	132	FV		0	3,882.	38,600	38,600	38,600	Year End Roll	1/3/2017
2016	132	FV		0	3,882.	37,000	37,000	37,000	Year End	1/4/2016
2015	132	FV		0	3,882.	31,400	31,400	31,400	Year End Roll	12/11/2014

!7702!

PRINT

Date	Time
12/30/21	06:01:54

LAST REV

Date	Time
04/26/21	14:12:33
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALPERIN JEFFRE	77156-232		3/8/2021	Convenience	1	No	No		
MULVEY BRIAN D	62580-368		9/4/2013	Abutter	18,000	No	No		
MULVEY BRIAN D	28028-501		12/30/1997	Family	245,000	No	No		
MULCAHY WENDY J	22543-237		10/27/1992	Convenience	99	No	No		A

USER DEFINED

Prior Id # 1:	61293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2000	Vacant Lot	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		3882		Sq. Ft.	Site		0	70.	0.21	5			Unbuild	-85					56,328						56,300	

Total AC/HA:	0.08912	Total SF/SM:	3882	Parcel LUC:	132	Undev. Land	Prime NB Desc	ARLINGTON	Total:	56,328	Spl Credit		Total:	56,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	0 - 1 St condo
(Liv) Units:	0 Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt: 0	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	
Depreciation:	
Depreciated Total:	

COMMENTS

BK: 21061 PG: 578. Right of Way (2328 sqft) sold to 159 Forest St reducing this lot to 3882 sqft.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0				Baths:			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	

Totals		
0		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:		Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

094.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: